

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
Petition for Zoning Variance \* DEPUTY ZONING  
SWC Manor and Dulaney Valley \* COMMISSIONER OF  
Road \* BALTIMORE COUNTY  
(13300 Manor Road)  
11th Election District \*  
6th Councilmanic District \*  
St. Johns Evangelical Lutheran \* Case No. 91-491-XA  
Church of Blenheim \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit more than ten percent (10%) of a lot in an RC-4 zone to be covered by an impermeable surface (proposing to increase existing coverage of 13% of net to 17% of net), to permit an existing church to be located 84' from the center line of the street in lieu of the required 100' and a between building separation of 22' in lieu of the required 100' for the existing church and bell tower, to permit a vehicular travelway to have direct access to off-street parking, and to permit two church signs with a total square footage of 50' in lieu of the permitted one sign with a maximum permitted 30 square feet, all as more particularly described in Petitioner's Exhibit 1. In addition, Petitioner requests a special exception to permit the operation of a church and its accessory uses in an RC-4 zone.

The Petitioner was represented by Kenneth F. Spence, III. Also appearing on behalf of the Petitioner was Joseph Bourdon, David Ransone, and Charles H. Foelber. There were no protestants.

Testimony indicated that the subject property, known as 13300 Manor Road, consists of approximately 6.34 acres zoned RC-4, and is improved with a two-story church and detached bell tower.

The church has been in existence and in operation since the early 1960's.

The Petitioner is desirous of constructing a proposed parking lot addition, as indicated on Exhibit 1, which is proposed to be constructed with impermeable materials, and which would increase the existing coverage of 13% of the net area of the subject lot to 17% of the net area of the lot. The Petitioner desires to increase the size of the parking lot because during most services and always at special church services, the lot is full and automobiles often are forced to park on the church lawn and the lawn along the shoulder of Manor Road. In addition, during inclement weather, this situation creates a hardship to the churchgoers and creates a traffic hazard on Manor Road. The Petitioners also desire the remaining three variances, listed herein, to validate non-conforming uses which presently exist (and which have existed since the early 1960's) at the subject property.

The Petitioner's testimony as to the requested area variances and the requirements set forth under Sections 1A03.4.B.4 and Section 102.2, Section 409.4 and Section 413.1.B of the Baltimore County Zoning Regulations (BCZR), indicate the subject property meets the conditions set forth therein. However, Petitioner's request for a variance as to coverage to permit an increase in the coverage of the lot by an impermeable surface necessitates further review.

The Office of Planning submitted comments dated August 6, 1991, a copy of which is attached hereto, indicating that they are

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Date 9/16/91  
By [Signature]

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opposed to the variance as to coverage, opining that the requested variance "conflicts with the purpose and intent of Section 1A03". The Office of Planning recommended that the Petitioner amend the plan to indicate that the new parking area will be constructed with porous pavement per the approval of the Department of Environmental Protection and Resource Management ("DEPRM"). DEPRM, Division of Ground Water Management, also submitted comments dated June 25, 1991, a copy of which is also attached hereto. Those comments did not raise any concerns regarding the use of impermeable materials or the proposed increase of coverage of the lot with an impermeable surface.

Testimony at the hearing indicated that Petitioner had numerous concerns relating to the use of porous pavement for the proposed parking lot expansion, as recommended by the Office of Planning.

Accordingly, it was determined at the hearing that Petitioner would further discuss the matter with DEPRM, to obtain the approval of DEPRM as to the type of material to be used in connection with the construction of the proposed parking lot addition.

Accordingly, the Petitioner's testimony as to the requested variance as to coverage indicates that so long as the Petitioner's proposed parking lot addition and the method and materials of construction are approved by DEPRM, then the proposed construction meets the conditions set forth in Section 1A03.4.B.5 as to coverage. A variance may be granted where strict application

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By [Signature]

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of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for a variance, the Petitioner must meet the following:

1.) Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome.

2.) Whether the grant would do substantial injustice to applicant as well as other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief; and

3.) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and the public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, as modified with respect to the variance of coverage as provided herein, such use as proposed would not be contrary to the spirit of BCZR. Based upon the testimony and evidence presented, the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

With respect to the special exception requested by the Petitioner, it is also clear from the testimony and evidence presented, that the operation of a church and its accessory uses on this lot will not be detrimental to the health, safety or general

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Date 9/16/91  
By [Signature]

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#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-491-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4.B.5 (Variance Key).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The size of the lot is such that when the churchgoers and always at a special church services the lot is full and automobiles are forced to park on the church lawn and the lawn along the shoulder of Manor Road. During inclement weather this situation creates a hardship to the churchgoers and also becomes a traffic hazard on Manor Road.

For additional information see Attachment No. 2. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s): *St. Johns Evangelical Church of Blenheim*

Contract Purchaser: *Charles H. Foelber - President of the Congregation*

(Type or Print Name)

Signature

Address

City and State

Signature

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

*Charles H. Foelber - Chairman of the Congregation*

Address

City and State

Attorney's Telephone No.:

Ordered By The Zoning Commissioner of Baltimore County, this 26<sup>th</sup> day of June, 1991.

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21<sup>st</sup> day of August, 1991, at 11:00 o'clock A.M.

*J. Robert Haines*  
Zoning Commissioner of Baltimore County.

(over)

welfare of the area, create congestions in roads, streets or alleys, create a potential hazard from fire, panic or other dangers, overcrowd land and cause undue concentration of population, interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements, interfere with adequate light and air, be inconsistent with the spirit and intent of BCZR, or be inconsistent with the impermeable surface and vegetative retention provisions of BCZR.

Pursuant to the advertisement, posting the property, and public hearing on these Petitions held, and for the reasons given above, the variances requested are hereby granted and the special exception requested is hereby granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of September, 1991, that the Petition for Zoning Variance to permit an existing church to be located 84' from the centerline of a street in lieu of the required 100' and a between building separation of 22' in lieu of the required 100' for the existing church and bell tower, to permit a vehicular travelway to have direct access to off-street parking, and to permit two church signs with a total square footage of 50' in lieu of the permitted one sign with the maximum permitted 30 square feet, in accordance with the Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that a variance to permit more than ten percent (10%) of a lot in an RC-4 zone to be covered by

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Date 9/16/91  
By [Signature]

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impermeable surfaces, as a result of a proposed parking lot addition which would increase existing coverage 13% of net to 17% of net, is hereby GRANTED, subject, however, to the restriction that the surface materials used for construction of the proposed parking lot addition shall be approved by DEPRM; and

IT IS FURTHER ORDERED, that the Petitioner's request for a special exception to use the subject property for a church and its accessory uses in an RC-4 zone per Section 1A03.3.B.3 be and is hereby GRANTED.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO, Deputy Zoning  
Commissioner for Baltimore County

slstj00001.ffc

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Date 9/16/91  
By [Signature]

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3553

September 26, 1991

Kenneth F. Spence, III, Esquire  
Miles & Stockbridge  
600 Washington Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
SW/Corner Manor Road and Dulaney Valley Road  
(13300 Manor Road)  
11th Election District - 6th Councilmanic District  
St. Johns Evangelical Lutheran Church of Blenheim - Petitioner  
Case No. 91-491-XA

Dear Mr. Spence:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a church and its accessory uses in an R-C-4 zone per Section 1A03.3.B.3

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Charles H. Foelber - President of the

St. John's Evangelical Lutheran Church

(Type or Print Name)

Signature

(Type or Print Name)

Signature

3512 Golden Eagle Dr. 252-5989

Address

Phoenix, Md. 21131

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Charles H. Foelber - Chairman of the

St. John's Evangelical Lutheran Church

(Type or Print Name)

Signature

3512 Golden Eagle Dr.

Phoenix, Md. 21131

Address

City and State

Attorney's Telephone No.:

252-5989

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: [Signature]

DATE: 6/1/91

NOTICE THAT PETITION IS FILED IN FILE

## CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/26/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/25/91.

THE JEFFERSONIAN,

S. Zebe Orman

Publisher

\$92.87

ATTACHMENT NO. 2

Prior to current regulations the additional required variances are to bring the existing site to current zoning standards as they were previously permitted under zoning regulations in effect at the time of their construction.

ATTACHMENT NO. 1

Variance Key

- Section 1A03.4.B.5 Coverage  
To permit more than 10% of a lot in a RC-4 Zone to be covered by impermeable surfaces.  
(Existing coverage 13% of net.)  
(Proposed coverage 17% of net.)
- Section 1A03.4.B.4 and Section 102.2  
To permit an existing church to be located 84 feet from the centerline of a street in lieu of the required 100 feet and a between building separation of 22 feet in lieu of the required 100 feet for the existing church and bell tower.
- Section 409.4 to permit a vehicular travelway to have direct access to offstreet parking.
- Section 413.1.b to permit two church signs with a total square footage of 50 feet in lieu of the permitted one sign with a maximum permitted 30 square feet.

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at a point situate on the West side of Manor Road as widened and shown on the plat of Section "E" Dulaney Hills which plat is recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 20 folio 59, said point being distant South 7 degrees 30 minutes West 143 feet from the intersection of the centerline of Manor Road and the centerline of Dulaney Valley Road, and running thence and binding on the West side of Manor Road as widened the three following lines viz: South 9 degrees 17 minutes 54 seconds East 1407.00 feet, by a line curving to the left Southeasterly having a Radius of 2365 feet for an Arc distance of 157.57 feet and South 13 degrees 05 minutes 01 seconds East 20 feet, thence leaving said Manor Road and running the three following courses and distances viz: South 76 degrees 54 minutes 57 seconds West 387.76 feet, North 19 degrees 53 minutes 40 seconds West 110.99 feet and North 5 degrees 21 minutes 23 seconds West 466.59 feet to intersect the South side of Dulaney Valley Road as widened and shown on said plat of Section "E" Dulaney Hills, thence binding on the south side of said Dulaney Valley Road as widened the four following courses and distances Northeasterly by a line curving to the left having a Radius of 704.04 feet for an Arc distance of 90.41 feet, North 60 degrees 00 minutes 39 seconds East 50.49 feet, Southeasterly by a line curving to the right having a Radius of 250 feet for an Arc distance of 50.25 feet and North 60 degrees 12 minutes 06 seconds East 121.78 feet, and thence binding on a line connecting the South side of Dulaney Valley Road with the West side of Manor Road, Southeasterly by a line curving to the right having a Radius of 25 feet for an Arc distance of 39.27 feet to the place of beginning.

Containing 5.36 Acres of Land, more or less.

Being Lots 5 and 6 shown on the plat of Section "E" Dulaney Hills which plat is recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 20 folio 59.



NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 91-491-XA  
SNC Manor and Dulaney Valley Road  
1118 Election District - 6th Councilmanic  
Petitioner(s): St. John's Evangelical Lutheran Church of Blenheim  
HEARING: WEDNESDAY, AUGUST 21, 1991 at 11:00 a.m.  
Special Exception: for a church and its accessory uses.  
Variance: to permit more than 10% of a lot to be covered by impermeable surfaces (existing coverage - 13% of net; proposed coverage - 17% of net); to permit an existing church to be located 84 feet from the centerline of a street in lieu of the required 100 feet and a between building separation of 22 feet in lieu of the required 100 feet for the existing church and bell tower; to permit a vehicular travelway to have a direct access to off-street parking; and to permit two church signs with a total square footage of 50 feet in lieu of the permitted one sign with a maximum permitted 30 square feet.

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/25/91.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zebe Orman

Publisher

\$92.87

receipt

Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date: 6/11/91

HP100430 ✓

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$175.00
050 - SPECIAL EXCEPTION	1 X	\$175.00
TOTAL		\$350.00

LAST NAME OF OWNER: ST. JOHN'S EVANG. LUT

Please Make Checks Payable To: Baltimore  
04A04M0049MICHRC  
87-000719A-06-11-91

Cashier Validation

receipt

Baltimore County Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date: 9/1/91

HP100430 ✓

91-491

Please Make Checks Payable To: Baltimore  
04A04M0049MICHRC  
87-000719A-06-11-91

Cashier Validation

Baltimore County Government  
Office of Zoning Administration and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

Account: R-001-6150  
Number

DATE: 8/5/91

887-3353

COPY

St. John's Evangelical Lutheran Church of Blenheim  
c/o Charles Foelber  
3512 Golden Eagle Drive  
Phoenix, Maryland 21131

RE:  
Case Number: 91-491-XA  
SNC Manor and Dulaney Valley Road  
1118 Election District - 6th Councilmanic  
Petitioner(s): St. John's Evangelical Lutheran Church of Blenheim  
HEARING: WEDNESDAY, AUGUST 21, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$142.87 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 West Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

Account: R-001-6150  
Number

DATE: 8/5/91

887-3353

COPY

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-491-XA  
SNC Manor and Dulaney Valley Road  
1118 Election District - 6th Councilmanic  
Petitioner(s): St. John's Evangelical Lutheran Church of Blenheim  
HEARING: WEDNESDAY, AUGUST 21, 1991 at 11:00 a.m.

Special Exception for a church and its accessory uses.  
Variance: to permit more than 10% of a lot to be covered by impermeable surfaces (existing coverage - 13% of net; proposed coverage - 17% of net); to permit an existing church to be located 84 feet from the centerline of a street in lieu of the required 100 feet and a between building separation of 22 feet in lieu of the required 100 feet for the existing church and bell tower; to permit a vehicular travelway to have a direct access to off-street parking; and to permit two church signs with a total square footage of 50 feet in lieu of the permitted one sign with a maximum permitted 30 square feet.

J. Robert Hines

Zoning Commissioner of Baltimore County

cc: Charles F. Foelber





111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 23, 1991

Mr. Charles H. Foelber  
3512 Golden Eagle Drive  
Phoenix, MD 21131

RE: Item No. 480, Case No. 91-491-XA  
Petitioner: Charles H. Foelber  
Petition for Special Exception and  
Zoning Variance

Dear Mr. Foelber:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
26th day of June, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Charles H. Foelber

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 6, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: St. Johns Evangelical Lutheran Church of Blenheim,  
Item No. 480

This office does not support the request for variance to Section 1A03.4.B.5. (coverage for the new parking area). The office supports the other three variances.

The office opposes the variance to coverage because it conflicts with the purpose and intent of Section 1A03.4.B.5. Staff recommends that the petitioner amend the plan to indicate that the new parking area will be constructed with porous pavement per the approval of DEPRM.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM480/ZAC1

Rec'd  
8/12/91

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

June 25, 1991

TO: Zoning Commissioner  
Office of Planning and Zoning  
FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #480, Zoning Advisory Committee Meeting of  
June 25, 1991, St. Johns Evangelical Lutheran Church of Blenheim,  
SWC Manor and Dulaney Valley Roads (#13300 Manor Road), D-11,  
Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

If the parking area is to be located over the septic tank and/or dry well, the covers must be able to support the vehicular weight.

SSF:rmp

480ZNG/GWRMK

ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: July 17, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 25, 1991

This office has no comments for items number 463, 464, 465, 471, 478, 480, 481, 483, 484, 485, 486, 487, 488 and 489.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

JUNE 21, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ST. JOHNS EVANGELICAL LUTHERAN CHURCH  
OF BLENHEIM SWC MANOR AND DULANEY VALLEY ROADS

Location: #13300 MANOR ROAD

Item No.: 480 Zoning Agenda: JUNE 25, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Joseph H. Kelly* Noted and Approved *Capt. Joseph H. Kelly*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

Rec'd  
6/25/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Robert W. Bowling, P.E.

DATE: July 9, 1991

RE: Zoning Advisory Committee Meeting  
for June 25, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.

For Items 476 and 490, the previous County Review Group Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

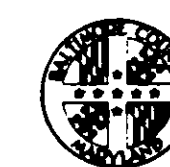
In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time.

However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3380  
June 8, 1992

Anthony J. DiPaula, Esquire  
Covahey and Booser, P.A.  
614 Bosley Avenue  
Towson, Maryland 21204

Re: Case No. 91-498-XA (Amoco Oil Company)

Dear Mr. DiPaula:

Notice is hereby given, in accordance with the Rules of Procedure of the Court of Appeals of Maryland, that an appeal has been taken to the Circuit Court for Baltimore County from the decision of the County Board of Appeals rendered in the above matter.

Enclosed is a copy of the Certificate of Notice.

Very truly yours,

*Linda Lee M. Kuszmaul*  
LindaLee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Charles T. Bogdanowicz  
Amoco Oil Company  
Mr. Stanley Lloyd  
Mr. Thomas J. Hoff  
Mr. Nicholas Commodari  
Mr. L. Rodney Compton  
Ms. Gloria J. Turner  
Ms. Jan Walter  
Mr. Hunter E. Bush  
Ms. Marie Simoes  
Mr. Ed Kormanis  
Mr. Chad Kormanis  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of  
Zoning Administration

LAW OFFICES  
MILES & STOCKBRIDGE  
600 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
TELEPHONE 901-981-9005  
FAX 901-983-9190

10 LIGHT STREET  
BALTIMORE, MARYLAND 21201

101 BAY STREET  
EARTON, MARYLAND 21001

11000 RANDOM HILLS ROAD  
FAIRFAX, VIRGINIA 22030

KENNETH F. SPENCE, III  
901-983-9000

100 WEST PATRICK STREET  
FREDERICK, MARYLAND 21701

60 WEST JEFFERSON STREET  
ROCKVILLE, MARYLAND 20850

1004 DIST STREET, N.W.  
WASHINGTON, D.C. 20007

September 12, 1991

The Honorable Timothy N. Kotroco  
Deputy Zoning Commissioner for  
Baltimore County  
Zoning Commissioner Office of  
Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Case No. 91-491-XA  
Petitioner: Charles H. Foelber  
St. John's Evangelical Lutheran  
Church of Blenheim

Dear Mr. Kotroco:

As you directed at the hearing on August 21, 1991, pertaining to the above matter, I have enclosed herewith, for your review and consideration, proposed Findings of Fact and Conclusions of Law.

Should you have any questions concerning this matter, or should you wish me to make any revisions thereto, please do not hesitate to let me know.

Thank you for your cooperation and consideration.

Respectfully,  
*Kenneth F. Spence, III*  
Kenneth F. Spence, III

KFS/lrs  
Enclosure  
cc: Mr. Joseph Bourdon

RECEIVED  
SEP 13 1991  
ZONING OFFICE

LONG GREEN VALLEY ASSOCIATION  
P.O. Box 91 Baldwin, Maryland 21013  
July 26, 1991  
91-491-XA

Mr. Robert Haines  
Baltimore County Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: St. Johns Lutheran  
Special Hearing 480

Dear Mr. Haines:

The Board of Directors of the Long Green Valley Association at its recent meeting on July 24th discussed the issue of paving at the St. Johns Evangelical Lutheran Church at Manor Road and Dulaney Valley Road.

The Association has no objection to the granting of the special exception.

However, it is requested that the new surface be such as to protect the environment as regards "run-off". A porous type of material acceptable to the standards of Baltimore County is requested.

Very truly yours,  
*Charlotte W. Pine*  
Charlotte W. Pine  
President

CWP:ec  
cc: Wally Lippincott  
Robert J. Aschenbrenner

RECEIVED JUL 31 1991



St. John's  
LUTHERAN CHURCH OF BLENHEIM

13300 Manor Road • Long Green, Maryland 21092 • 592-8018 • Paul W. Richter, Pastor

August 8, 1991

Ms. Julie Winiarski  
Zoning Plans Advisory Committee  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Item No. 480  
Case No. 91-491-XA  
Petition for Special Exception and Zoning Variance

Dear Ms. Winiarski:

This is a response to the memorandum from the Division of Ground Water Management to the Zoning Commissioner on June 25, 1991.

We were especially careful in our planning NOT to locate the parking area over the septic tank or the dry well.

Sincerely,

*Charles H. Foelber*  
Charles H. Foelber  
Vice-President  
St. John's Lutheran Church of Blenheim

RECEIVED  
SEP 14 1991  
ZONING OFFICE

PLEASE PRINT CLEARLY

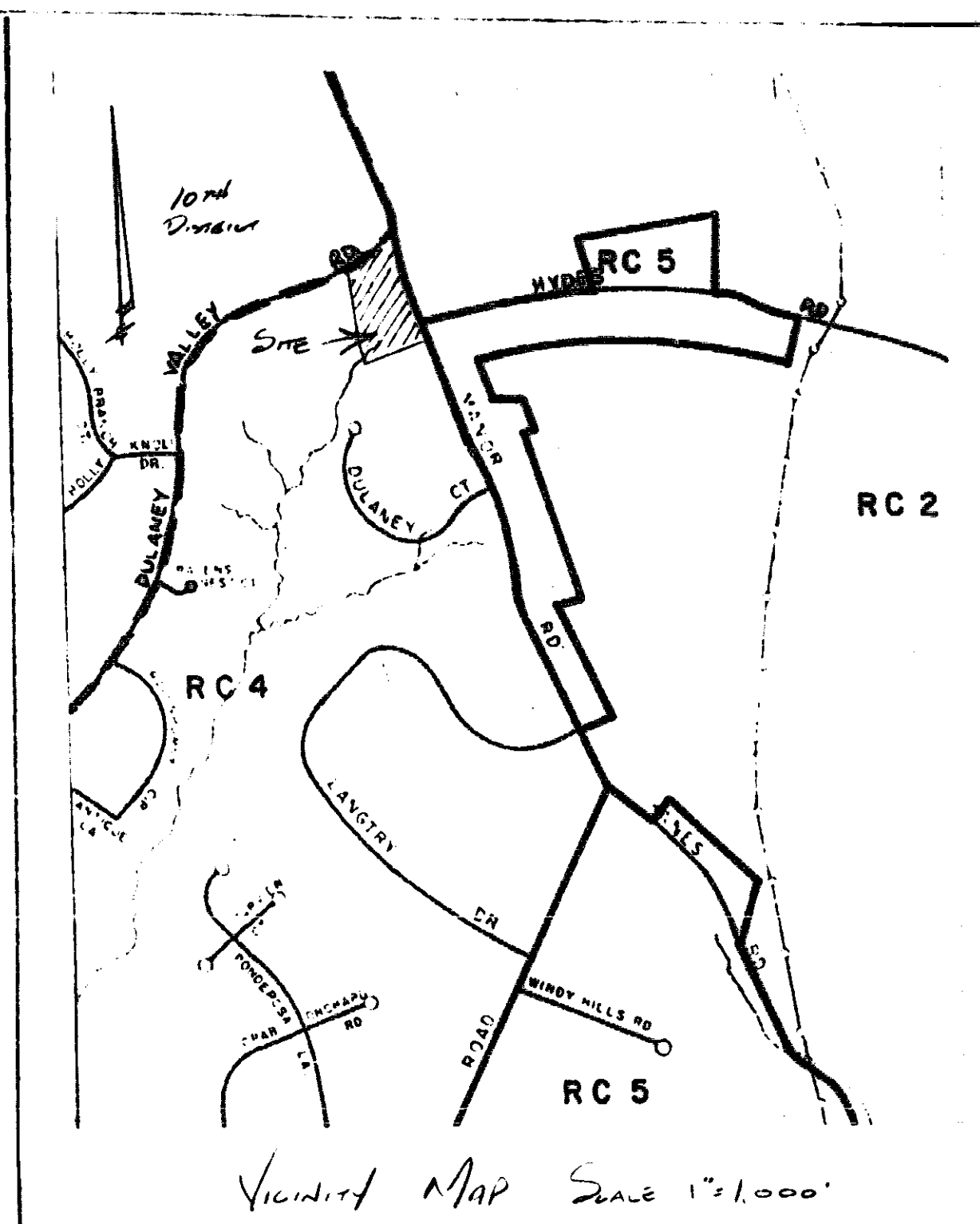
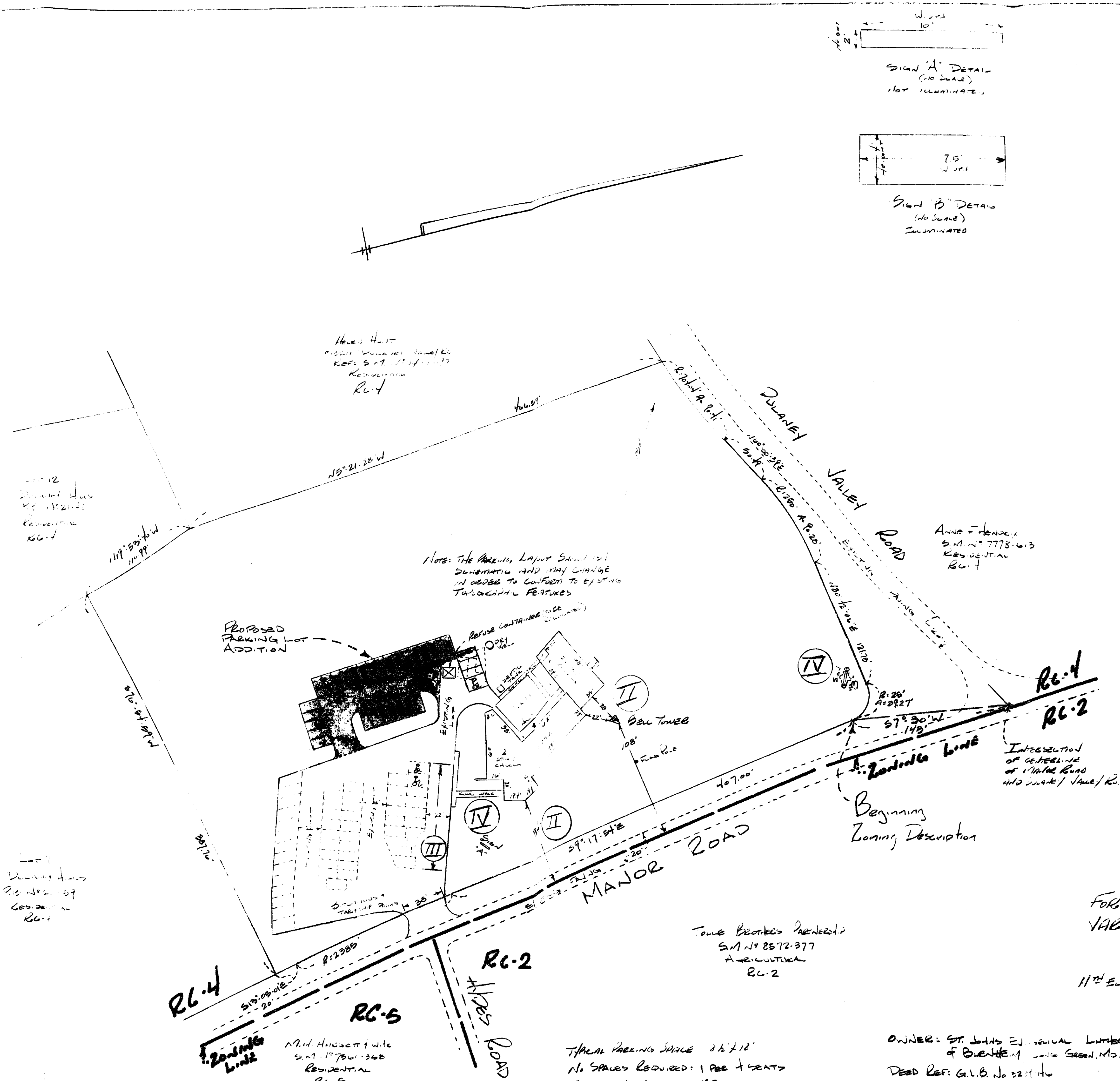
PETITIONER(S) SIGN-IN SHEET

NAME  
*Kenneth F. Spence III, Esq.*  
*CHARLES H. FOELBER*  
*David R. Bourdon*  
*Joseph H. Bourdon*

ADDRESS  
*600 Washington Ave 21204*  
*3512 GORDON STREET DR. PARKERS*  
*1441 Cedar Ridge Ct. Baltimore 21113*  
*16413 J.M. Pearce Rd. Monkton Md 21111*

# VARIANCE KEY

- I SECTION 1A03.4.B.3. COVERAGE - TO PERMIT MORE THAN 10% OF A LOT IN AN RC-4 ZONE TO BE COVERED BY IMPERMEABLE SURFACES  
(EXISTING COVERAGE 13% OF LOT)  
(PROPOSED COVERAGE 17% OF LOT)
- II SECTION 1A03.4.B.4 AND SECTION 102.2 TO PERMIT AN EXISTING CHURCH TO BE LOCATED 8' FROM THE CENTERLINE OF A STREET IN LIEU OF THE REQUIRED 100' AND A BETWEEN BUILDING SEPARATION OF 22' IN LIEU OF THE REQUIRED 100' FOR THE EXISTING CHURCH AND BELL TOWER.
- III SECTION 109.4 TO PERMIT A VEHICULAR TRAVELWAY TO HAVE DIRECT ACCESS TO OFF-STREET PARKING.
- IV SECTION 112.1.6. TO PERMIT 2 CHURCH SIGNS WITH A TOTAL SQUARE FOOTAGE OF 50' IN LIEU OF THE PERMITTED 1 SIGN WITH A MAXIMUM PERMITTED 20 SQUARE FEET.



I  
GROSS AREA = 6.34 AL (276,700 sq ft)  
NET AREA = 5.36 AL (233,652 sq ft)  
PRESENT IMPERVIOUS AREA = 0.70 AL (30,600 sq ft)  
PROPOSED IMPERVIOUS AREA = 0.92 AL (36,800 sq ft)

PRESENT USE: CHURCH  
PROPOSED USE: CHURCH

## ZONING PLAN FOR A SPECIAL EXCEPTION AND VARIANCE HEARING

11th ELECTION DISTRICT - BALTIMORE COUNTY - MARYLAND

OWNER: ST. JOHN'S EPISCOPAL LUTHERAN CHURCH  
OF BALTIMORE, MD. 21072  
DEED REF. G.L.B. NO. 52114  
TAX ACCT # 11-17001572  
CITY COMMUNITY DISTRICT

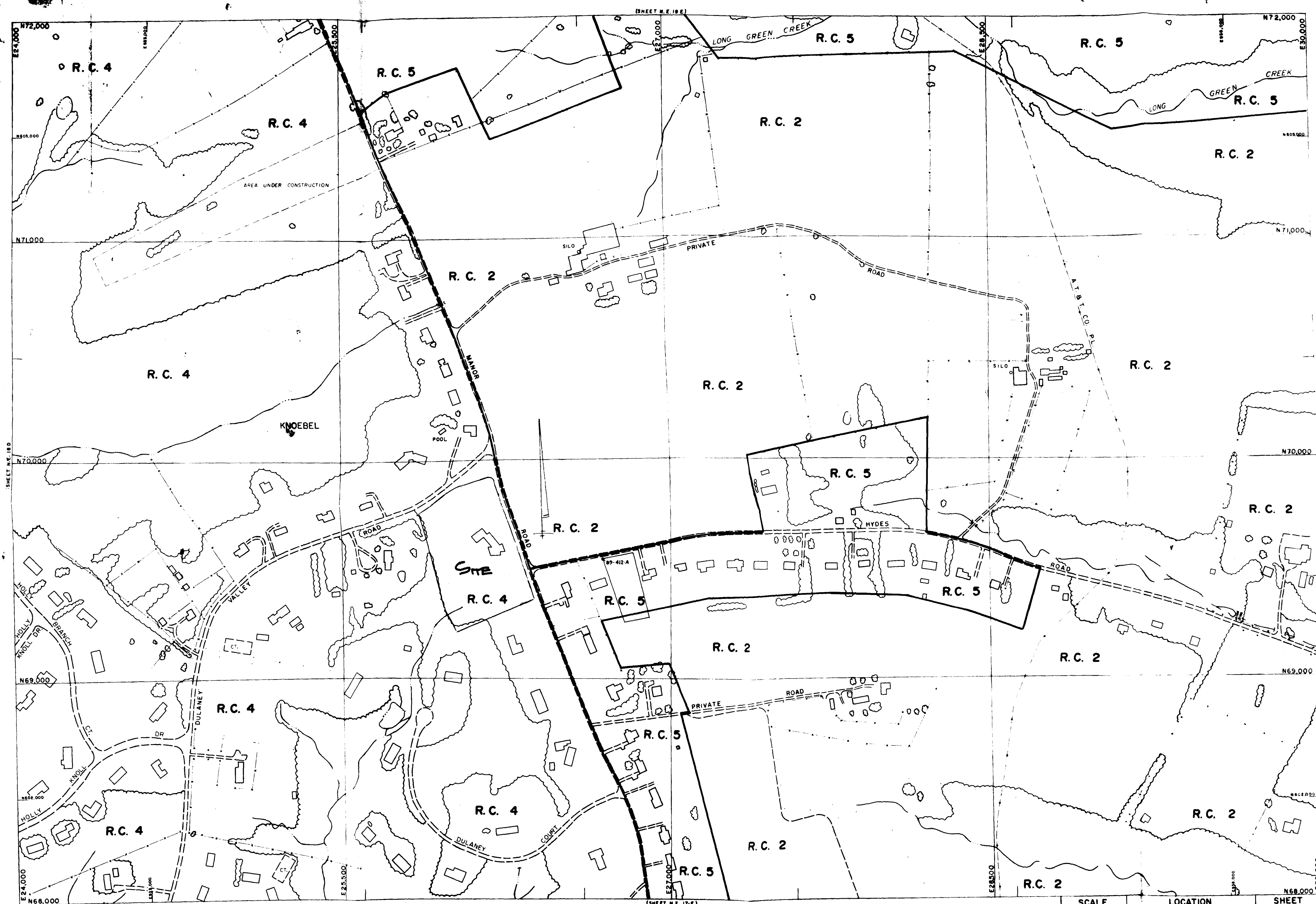
JUNE 10, 1990  
MAILED 1990  
PREPARED BY: DAVID RANSOME  
17309 CARRAN RIDGE CT.  
BALTIMORE, MD. 21013  
894-2875

## PETITIONER'S EXHIBIT 1

TYPICAL PARKING SPACE 8'6" x 12'  
NO. SPACES REQUIRED: 1 PER 4 SEATS  
TOTAL NO. SEATS: 150  
NO. SPACES REQUIRED: 150 ÷ 4 (1 PER 4 SEATS) = 37.5 SPACES  
NO. SPACES PROVIDED: 49 (CURRENT)  
ADDITIONAL SPACES PROVIDED: 26  
PROPOSED ULTIMATE PARKING TO BE PROVIDED  
ALL SPACES TO BE PERMANENTLY STRIPED

Note: Plan contains





U-SE UU-SW  
U-NE UU-NW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
NORTH OF  
LONG GREEN

SHEET  
N. E.  
18-E

480 91-491-XA